

**NOTICE OF PUBLIC HEARING ON PROPOSED
ISSUANCE OF MULTI-UNIT HOUSING REVENUE BONDS
BY THE NEVADA HOUSING DIVISION**

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 147(f) of the Internal Revenue Code of 1986 (the "Code") will be held by the Nevada Housing Division (the "Division") as the representative of the State of Nevada (the "State"), on November 30, 2020, beginning at 8:45 a.m. To promote and protect the safety of both the public and state staff in light of the COVID-19 virus the Governor of the State issued Declaration of Emergency Directive 006 on March 22, 2020, suspending the requirement that there be a physical location for all public meetings if the public body held a meeting via teleconference or video conference so long as the public body provided a means by which the public could provide public comment. Emergency Directive 006 also suspended the requirement that the agenda for the public meeting be posted at three physical locations, so long as the public body posted the agenda on its website and Nevada's notice website. Additionally, Emergency Directive 006 also suspended the requirement that a public body have the supporting materials for the public meeting available at a physical location so long as the public body posted the supporting materials on its website with the agenda for the public meeting. In an effort to protect the public and Division staff, the Division will hold a public hearing via teleconference and will allow the public to participate in the teleconference via the following teleconference line for interested persons to utilize in lieu of physical presence at the public hearing:

Telephone: 1-866-434-5269 Participant Code: 2841161

The purpose of the hearing is to consider the issuance of up to \$22,800,000 in multi-unit housing revenue notes or bonds of the Division (the "Bonds") pursuant to a plan of finance for the land acquisition and construction of a new affordable multifamily rental property located at 2355 Clear Acre Lane in Reno, Nevada 89512, containing 180 units of housing to be known as Springview by Vintage Apartments (the "Project") to be owned by Springview Vintage, LP or another limited partnership or limited liability company, comprised of Vintage Partners, LLC and Aegon USA Realty Advisors, LLC or their affiliates (the "Borrower").

THE BONDS WILL BE OBLIGATIONS OF THE DIVISION, PAYABLE SOLELY FROM THE ASSETS OR REVENUES PLEDGED THEREFOR. IN NO EVENT SHALL THE STATE OR ANY POLITICAL SUBDIVISION THEREOF (OTHER THAN THE DIVISION) BE LIABLE ON THE BONDS, AND THE BONDS SHALL NOT CONSTITUTE A DEBT OF THE STATE OR ANY POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY LIMITATION. THE DIVISION HAS NO TAXING POWER.

The Division will, at the above stated time and places, receive written or oral comments and hear all views in favor of or opposed to the proposed issuance of the Bonds or the use of the proceeds of the Bonds, which will be issued to finance the acquisition and construction of the above-described Project located in the State for the benefit of the Borrower. Interested persons may, prior to the time of the public hearing, submit their views in writing to the Division by mail to 1830 E. College Parkway, Suite 200 Carson City, NV 89706 or mholliday@housing.nv.gov. A

report of the hearing will be made to the Governor of Nevada, who will consider the issuance of the Bonds for approval for purposes of the Code.

Supporting documents for this meeting may be obtained by contacting Kathleen Callahan at 775-684-2948.

This notice is being posted on the Nevada Housing Division's website at <http://housing.nv.gov> and Nevada's Public Notice Website at <http://notice.nv.gov>

PUBLIC HEARING AGENDA

1. Public Comments (Discussion)
2. Adjournment

ALL AGENDA ITEMS MAY BE CONSIDERED CONCURRENTLY. ITEMS ON THE AGENDA MAY BE TAKEN OUT OF ORDER; MAY BE COMBINED FOR CONSIDERATION; AND MAY BE REMOVED OR DELAY DISCUSSION RELATING TO AN ITEM ON THE AGENDA AT ANY TIME